

SNAPSHOT of HOME Program Performance--As of 12/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Quincy Consortium**

State: **MA**

PJ's Total HOME Allocation Received: **\$12,419,877**

PJ's Size Grouping*: **C**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:			PJs in State: 19				
% of Funds Committed	95.62 %	98.74 %	16	96.45 %	37	39	
% of Funds Disbursed	92.60 %	92.11 %	9	87.93 %	63	66	
Leveraging Ratio for Rental Activities	6.35	7.89	1	4.73	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	95.06 %	1	83.38 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	79.16 %	73.98 %	8	70.15 %	58	61	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	76.80 %	82.03 %	16	80.67 %	29	30	
% of 0-30% AMI Renters to All Renters***	46.39 %	50.63 %	12	45.30 %	49	51	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	94.33 %	97.38 %	17	95.32 %	28	26	
Overall Ranking:			In State: 10 / 19		Nationally: 73 74		
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$35,127	\$26,930		\$26,635	194 Units	32.30 %	
Homebuyer Unit	\$7,493	\$16,153		\$14,938	190 Units	31.60 %	
Homeowner-Rehab Unit	\$11,782	\$15,040		\$20,675	216 Units	35.90 %	
TBRA Unit	\$850	\$3,906		\$3,216	1 Units	0.20 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (295 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Quincy Consortium MA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$116,932	\$113,966	\$13,411
State:*	\$147,860	\$102,418	\$22,885
National:**	\$95,185	\$74,993	\$23,434

CHDO Operating Expenses:
(% of allocation)

PJ: 3.1 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.19

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	84.2	88.4	92.1	0.0
Black/African American:	9.2	1.6	0.5	0.0
Asian:	3.3	1.6	3.7	0.0
American Indian/Alaska Native:	0.0	0.5	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	2.2	3.7	3.7	0.0

ETHNICITY:

Hispanic	1.1	4.2	0.0	0.0
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HOUSEHOLD SIZE:

1 Person:	72.3	28.4	40.7	0.0
2 Persons:	12.0	18.4	28.2	0.0
3 Persons:	8.2	14.7	14.8	0.0
4 Persons:	3.8	20.5	10.6	0.0
5 Persons:	0.5	12.6	3.7	0.0
6 Persons:	3.3	3.7	0.9	0.0
7 Persons:	0.0	0.5	0.9	0.0
8 or more Persons:	0.0	1.1	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	65.2	29.5	20.8	0.0
Elderly:	10.3	1.1	42.1	0.0
Related/Single Parent:	15.2	19.5	9.7	0.0
Related/Two Parent:	4.3	45.3	24.1	0.0
Other:	3.8	2.6	1.9	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	12.5	0.5 [#]
HOME TBRA:	6.5	
Other:	14.1	
No Assistance:	66.8	

of Section 504 Compliant Units / Completed Units Since 2001 36

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Quincy Consortium State: MA Group Rank: 73
 (Percentile)
 State Rank: 10 / 19 PJs Overall Rank: 74
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 76.20%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.90%	79.16	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	76.8	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.88%	94.33	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.550	1.23	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

